



27 Norrels Drive, Broom Valley, Rotherham, S60 2RD

**£950 Per Calendar Month**

Offered to rent is this recently redecorated family home on the outskirts of Rotherham town centre. The area is excellent for access to local amenities including the school nearby. Perfect for links into town with bus routes close. Central for motorway links. The property is ready to move in with a lovely garden and off road parking and garage. Call today to book a viewing.

### Entrance lobby

Front facing reinforced double glazed door gives access. Central heating radiator.

### Cloakroom

Fitted with a low level w.c. with pedestal wash hand basin and tiled splashbacks. Central heating radiator and front facing double glazed opaque window.

### Lounge 15'5" x 14'6" (4.70 x 4.42)

Front facing double glazed window, television point and central heating radiator. Fitted gas fire, telephone point. There is a lovely open spindle stairs rising to the first floor landing and coving to the ceiling

### Dining Kitchen 14'4" x 8'3" (4.39 x 2.54)

The kitchen is fitted with a range of wall, base and drawer units, there is a concealed wall mounted boiler supplying the hot water and central heating systems and a central heating radiator. To finish the kitchen is the built in oven and hob. There is an under-stairs store cupboard, space and plumbing for washing machine. From the dining area are rear facing double glazed French style doors lead to the patio.

### Bedroom one 11'8" x 8'0" (3.56 x 2.46)

Front facing double glazed window, central heating radiator and telephone point. A built-in wardrobe provides hanging and shelving space to one wall.

### Bedroom two 10'2" x 8'0" (3.10 x 2.46)

Rear facing double glazed window, central heating radiator and telephone point.

### Bedroom three 8'3" x 6'3" (2.54 x 1.91)

Front facing double glazed window and central heating radiator.

### Bathroom

Fitted with a three-piece suite comprising panel bath with telephone style mixer shower taps and also an overhead electric shower. Low level WC, and pedestal wash hand basin. Tiling to the bath area, central heating radiator, extractor fan and rear facing double glazed opaque window.

### External

To the front of the property is a lawned garden with shrub borders and a path leads to the entrance door. There is a drive to the side of the property which provides off-road vehicular parking which in turn leads to the rear garage. There is gated access between the house and the garage which leads to the rear enclosed flagged patio with a further terraced/raised flagged garden beyond. There is a rear cold water tap and security light.

### Garage

A brick built garage with up and over door, light and power points and storage space to the rafters.

### Tenancy information

Rent: £950.00

Bond: £1096.00

Holding Deposit: £219.00

EPC Rating: D

Council Tax Band: C

Property Type: Detached

Tenure: Freehold

Parking Type: Driveway

Restrictions: N/A

Construction Type: Standard

Heating Type: Gas

Water Supply: Mains

Sewage: Mains

Gas Type: Mains

Electricity Supply: Mains

Building Safety: N/A

Rights and Easements: N/A

Flooding: Low

All tenants are advised to visit the Government website to gain information on flood risk.

<https://check-for-flooding.service.gov.uk/find-location>

Mobile/Broadband Coverage: All tenants are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Planning Permissions: N/A

Accessibility Features: N/A

Coal Mining Area: South Yorkshire is a coal mining area

All tenants are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

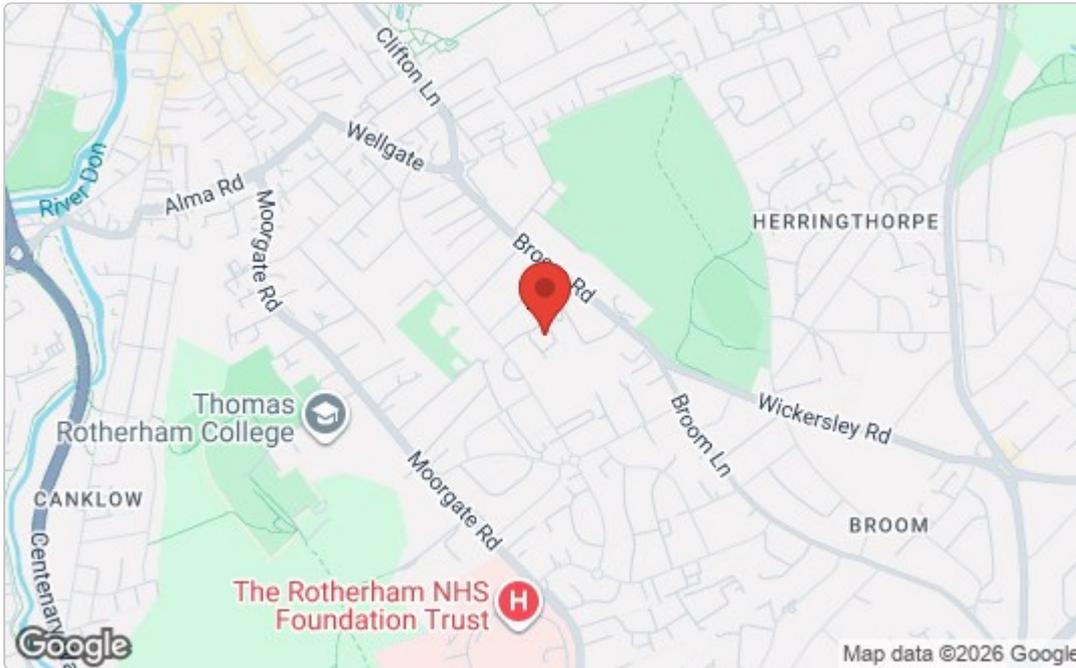
# Floor Plan



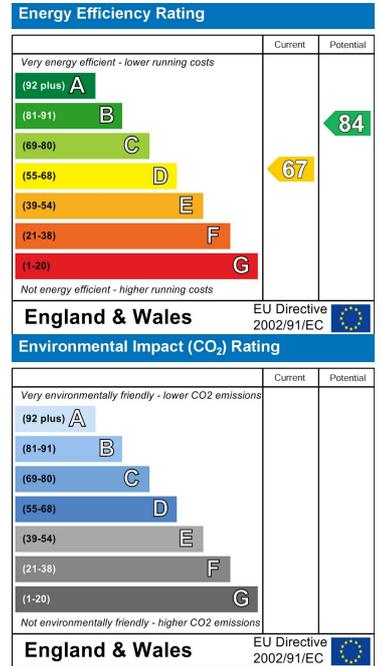
Total Area: 71.7 m<sup>2</sup> ... 771 ft<sup>2</sup>



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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